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Minutes 09/09/2008

Arlington Historical Commission
Minutes for the Meeting of
Tuesday, September 2008
Whittemore-Robbins House, 7:45 p.m.

Call to Order: Richard Duffy, Co-Chairman, presiding, with Co-Chair JoAnn Robinson, Commissioners Jane Becker, Eric Stange, Patrick Guthrie, Pamela Meister, Dianne Schaefer and Associate Commissioner Alex Frisch.

Review of August 5, 2008 Minutes:

Communications Received:

- Call from Heidi Patel, owner of 15 Davis Avenue regarding replacement of gutters. Less than 25%. Fax sent to Building Department and to owner.
- Call from Ryan Williams, an owner of 28 Lafayette Street. Discussed general information about the Commission, its jurisdiction, and its work, and invited Mr. Williams to attend meetings to observe the process.
- Calls from property owners following up on recent informational mailing. Resolved by providing assistance with web site navigation.
- Call from Katrina O'Mahoney, an owner of 39 Epping Street seeking demolition permit. Not on Inventory. Fax declining jurisdiction sent to Building Department.
- Spoke with owner of 142 and 146 Summer Street, who is seeking information on historic house markers. Explained that these properties are not listed on the Inventory and are therefore not eligible; also neither property is a candidate for addition to the Inventory by current MHC standards.
- Message sent to Richard Johnson, owner of 125 Pleasant Street regarding historic name of property: Harry G. Porter House, built 1891.
- Forwarded a call from a person regarding rental of the Whittemore Robbins House
- Call from owner of Janet Gottler of 21 Jean Road regarding replacements of windows on first floor (wood, double-hung, simulated divided lights with raised muntins). Work calculated as less than 25% of affected elevations; fax sent to Building Department.

Reports of other Town Boards and Historical Organizations:

- Arlington Preservation Fund (Frisch)- Nothing to report.
- Zoning By-Law Review Committee (Stange)- Nothing to report.
- Arlington Historical Society (Duffy)- There will be a special program on September 25 at the Smith Museum, sponsored by the Armenian Cultural Foundation (a partner organization in "Arlington4Culture"). The topic will be Arlington composer Alan Hovhannes, by Pasquale Tassone.

- Old Schwamb Mill (Duffy)- Season has not yet started.
- Arlington Historic Districts Commission (Frisch)- Nothing to report.
- 200th Anniversary Committee (Meister)- Copy of Parchment to be framed for library and presented either in September or October.

Historical Commission FY 2009 Budget.

Projects Proceeding under Hearings and Approvals:

- 3-5 Brattle Street (Fertman) 4/02 Stange- Nothing to report.
- 821 Massachusetts Avenue (Noyes RT) 10/03; modified 4/08 Duffy- The property is to be used for office space and will remain on site.
- Symmes Hospital (Town of Arlington) 6/04 Duffy-Nothing to report.
- 45 Fairview Avenue (Trvalik) 11/07 Guthrie- No report.
- 21 Appleton Street (Colosimo) 4/08 Robinson-Nothing to report.
- 25 Hayes Street (Liggett) 11/03 Robinson-Nothing to report.
- 90 Jason Street (Baxter) 6/08 Guthrie/Schaefer- No report.
- 88 Orvis Road (Black/Lewis) 8/08
- 43-45 Massachusetts Ave. (Shapiro) 8/08 Schaefer

It was determined at this meeting to remove the following projects due to completion and no further need for monitoring: 41 Brantwood, 27 Brantwood, and 44 Brantwood.

Continuing Projects

- Whittemore Robbins House (and outbuildings): Robinson. Update on gutter replacement.
- Arlington Civic Block Garden: Robinson-
- Inventory Expansion and Review: Duffy, Robinson-
- Education/Outreach: Duffy/Robinson. (i) Letters were received in August by owners of properties listed on the Inventory, including a descriptive brochure of this Commission. The mailing was provided courtesy of Arlington Historic Preservation Fund. (ii) Weekly series on the history of Arlington street names continues to receive favorable response.
- Historic House Markers: Duffy: 1. Gardner S. Cushman House 1896 (Al McNiff, 72 Jason Street); 2. Philip Eberhardt House 1892 (Ken Theriault, 248 Gray Street); 3. 78 Bates Road (Joan Connors); 4. Addison Brooks House (Kathy Modigliano, 125 Brooks Avenue)
- Town Day, Duffy: Nothing to report.
- Web Site, Stange: Nothing to report.

8. Discussion and Hearings:

8:00pm Hearing for 18 Water Street (Brian Callahan Company)
Presenters: Carl Toumayan, Brian Callahan and Steve McKenna
Also present were members of the general public: Elaine Mulcahy, Gleisser Allen, Bob Botterio, Steve Makowka, Maggie Kramer, and Stephen Urguhurt, and Mona Mandell.

Proposal: There has been no definite plan made for the property at 18 Water Street, but possibilities include demolition and then having 2 lots for 2- two family houses. To keep the structure we would need a variance or special permit. Mr. Callahan is sensitive to the house, neighborhood and community.

General Public remarks:

- When concrete plans have been made would like to hold a neighborhood meeting.
- Very big concern- Don't want to see destruction of the neighborhood.
- Would like to deem it preferentially preserved.
- Would like a broader notification to public.
- Historical information shared- 1912-1960 a single family house; changed to a 3- section house due to war and economic changes, was not rented to others until 1960. The barn on the property housed horses that cut ice on Spy Pond. It is a landmark.
- Neighbors against the house being demolished. Other houses have been demolished and have become parking lots.
- Feel strongly about keeping house in character and brought back to original state. Would be wonderful to restore.
- Question about why this house is not part of the Water St./Russell St. District.

Motion made by JoAnn Robinson that this house be preferentially preserved. No construction before June 2009. Mr. Guthrie seconded the motion. All in favor.

Hearing closed at 8:25pm

Informal Hearing at 8:25pm for 25 Claremont Avenue

Presenters: Mr. McCormack and Elizabeth Knoppers.

Proposal: To raise bay window to be a 2-story bay.

Comments from Commissioners: Can integrate roofline into window. Can square off bay on 2nd level with options of small gable roof or lattice roof. Recommend hooks with Queen Ann style that show different types of geometry. Nice change that is not disruptive to this style house.

Informal Hearing closed at 8:34pm.

Formal Hearing for 40 Lake Street.

Presenters: Julie Rosenberg, owner; Stephen Urguhurt and Niels Burger.

Proposal:

- Change shingles to clapboard,
- Change two 2nd floor windows to 2 over 1 same style, but new

12 clapboards presently have notches, want to have plain clapboards with no notches

Remove shutters

Commissioners reaction:

- House over 100 years old
- Recommend preserving that which exists that is original. This house is in its original state with original exterior fabric. The shingles can't be replicated with clapboard.
- Has a symmetrical façade
- Why modernize this property?

Motion made by Mr. Guthrie: This house is an important example of a house with a clear distinction between the upper and lower floors. Declare this house to be preferentially preserved because new plans are not sympathetic to the original. Pamela Meister seconded the motion. All in favor.

New proposal from owners:

- Replace clapboards with clapboards and shingle with shingle.
- Remove shutters.
- Replace windows as shown on tear sheet.

Mr. Guthrie made a motion to approve the new proposal as stated above. Ms. Meister seconded the motion. All in favor. Mr. Stange recused.
Patrick Guthrie will be the monitor.
Hearing closed at 9:02pm.

Formal Hearing at 9:02pm for 3 Brantwood Road.

Presenters:

Proposal:

- Remove garage.
- Replace all windows.
- Replace porch with pergola.
- Add 2-car garage with living space above, set back and attached to house.
- Balcony removal.
- Main entrance on 22 Kensington changed to 3 Brantwood Road.
- Windows to be double insulated, all light patterns to match, remove all aluminum triple track

Commissioners remarks:

JoAnn Robinson less opposed to addition than changes to original house. Would like original details retained. Changes are affecting the integrity of the house. Opposes new window configurations. Consider retaining more original windows.

Neighbors reactions:

Rob Meier- Neighbor on Kensington Park

Feels that addition would make this house so much larger and gives a monolithic feeling to the building. Does not approve of addition.

Charles Kalauskas- 29 Kensington Park

Questions about jurisdiction. There is a retaining wall behind the garage that is not visible. The AHC has no jurisdiction. The contractors will prepare landscape plan to present to neighbors. This was also discussed at the Zoning Hearing.

Motion: Ms. Robinson moved to accept proposal for materials for windows and to accept plans for addition as presented and demolition of garage with the following exceptions. Changes to windows on Kensington side will have windows installed on 2nd floor that match existing and the 1st floor window detail to include diamond panes to be retained. Window and door placement to be retained. Stairs removed and field stonewall extended. Window replacement on first floor to match. Under pergola, windows in same place. Submit final drawings for approval.

Pamela Meister seconded the motion. 1 opposed. 6 in favor. Motion carries.

Project Monitor- JoAnn Rohinson

Hearing closed at 10:00pm.

Informal Hearing at 10:08pm for 11 Peirce Street.

Presenter: David Levy of Arlington Housing Corporation

The Arlington Housing Corporation is buying property to make 10 units for affordable housing. Want to make energy efficient and changes to windows are a big part of this.

Looking for direction for renovation plans.

Need hearing for changes to be made to siding, windows and doors.

9. Old Business:

Town Day is scheduled for Sept. 20 (Sept. 27 rain date). Assignments made at August meeting confirmed.

Adjourn at 10:45pm

The next Arlington Historical Commission meeting will be October 7, 2008 at 7:45pm
For the Arlington Historical Commission, Victoria Rose, Recording Secretary.